

# WHO WANTS IT?

## THERE IS NO BETTER OR SAFER PLACE TO GET IT THAN OUT OF TROPICAL MEXICO.

We believe we are justified in maintaining that there is no investment more safe than tropical agriculture. Under our agreement there is absolutely no risk to the investor. We plant the orchard and cultivate and take care of it until it is in bearing. We run all the risk of trees dying during the planting. The replant at our expense. The investor has no burden whatever. When he receives a title to the property at the end of the sixth year, everything is in first-class condition; his orchards are in bearing, thus furnishing him a revenue from the beginning of his possession. To his receipts he can add very largely by planting side crops, such as sugar cane, pineapple or bananas. He will furthermore find on the plantation a ready cash market for all perishable as well as more durable products.

### THIS IS RIGHT.

The PRESENT VALUE OF RAW ORANGE land in the vicinity of Riverside (which produces the best oranges grown on the Pacific slope), which is sixty miles from Los Angeles, is selling today from \$20 an acre up.

The products raised on the land are as follows: Oranges, lemons, olives, figs, grapes.

Frost is by no means an unknown quantity in this country; the same may be said of insects and scales that attack the fruit trees.

In a recent interview with Mr. M. M. Morrison, the owner of orange orchards, within a few miles of Los Angeles, and the agent for raw and improved orange lands in California, made the following statement regarding the COST OF A 15 ACRE ORANGE ORCHARD SIX YEARS OLD.

Cost of raw land among first quality	\$4,500.00
Cost of trees from the nursery 60 to 70 cents each	1,134.00
Cost of planting each tree	\$1.00
Cost of one man for two years at \$3.00 per month to attend to the orchard	720.00
Cost of two men for four years at \$3.00 per month to attend to the orchard	2,880.00
Cost of compost per wagonload delivered on the grounds, \$2 per wagonload each	1,680.00
Cost of 125 loads at \$2-\$2.50, for seven years	416.00
Total for 15 acres	\$11,411.00
Interest at 6 per cent on \$11,411 for 3 years	2,052.98
Grand total cost of orchard at the end of the sixth year	\$13,463.98
Each acre will cost you a DIVIDEND OF \$900 AND PLANT 17 to either one or two or three of the following products: Rubber, cocoa, coffee, vanilla, coconuts, oranges or lemons.	
The expenditure will average each year	1,923.57
The expenditure will average each month	\$161.96
Cost per acre will average \$12.41 a month for a period of seventy-two months.	

Now LOOK AT THIS.

Land located some 500 MILES NEARER TO THE KANSAS CITY AND EASTERN MARKETS; land that will produce EVERYTHING THAT CAN BE GROWN on the California land, and, besides, we grow RUBBER, COCOA (chocolate), COFFEES, VANILLA, PINEAPPLES, BANANAS and several varieties of most delicious tropical fruits.

Now look at the difference in the proposition. We sell you an acre of land for \$500 AND PLANT 17 to either one or two or three of the following products: Rubber, cocoa, coffee, vanilla, coconuts, oranges or lemons.

To which to make the payments, at the small sum of \$4.17 A MONTH on each acre. NO INTEREST. PAYMENT DEFERRED PAYMENTS. It is that better than raw land at \$5 cash, balance one and two years at 8 per cent, and at \$500 an acre? It takes just as long for an orange or lemon tree to bear in California as in Mexico.

The land DOES NOT require IRRIGATION, the fruit produced is SUPERIOR to that of California. Several of the best crops in the world CANNOT be produced at all in California, for example: RUBBER, COCOA (chocolate), COFFEES, VANILLA, PINEAPPLES, BANANAS and several varieties of most delicious tropical fruits.

The protection given by the laws of Mexico to the SMALL INVESTOR is more liberal and ample than in this country. WITH WATER NAVIGATION FROM YOUR DOOR TO THE GULF, you are not at the mercy of a railroad. Several ship lines are competing for your freight from Frontera to the United States market.

**THE PROFITABLE WAY.**

To engage in tropical farming is as offered by the Grifalva Land and Coffee Company, limited. To substantiate our statement we offer an editorial by an authority on Mexico, "Modern Mexico," which in the few following words plainly states that a man cannot buy raw land, clear and successfully improve same with a small capital.

FROM MODERN MEXICO, JUNE, 1899.

An editorial in a recent number of Modern Mexico, urging small capitalists who desire to invest in Mexican lands and engage in tropical agriculture to form companies and combine their capital, has caused considerable comment. Among the legitimate and honest land companies it met with immediate and hearty approval. From less scrupulous dealers and individuals who have land to sell, regardless of the future welfare of the individual or the reputation of Mexico, it has been berated not a little. Tropical agriculture does not offer one chance in a hundred to the man who cannot bring with him \$5,000 in gold. A less amount with which to make payments for land, clear it of tropical growth, build houses, buy seed, start nurseries and pay running expenses until returns begin to come in, is swallowed up before the enterprise is fairly started. Any man who

advises any other course can only be actuated by a desire to secure all he can of his victim's capital—Modern Mexico.

**\$4.17 A MONTH.**

OUR IMPROVEMENT FEATURE IS AS FOLLOWS: Each acre of land is caused to represent one share of stock at a par value of \$300.00.

The investor may purchase as many shares as he likes and pay for them in seventy-two monthly installments of \$4.17 on each share.

To give everybody a chance to take an interest in our enterprise we have

**SUGAR.**

The cultivation of sugar cane is an important industry in the republic of Mexico. Mr. W. S. Jameson, if the American Engineering Company, makes the following statement: In the State of Morelos, Puebla, Michoacan, Jalisco and Colima the product of cane is about 40 tons of cane to the acre, and on the isthmus of Tehuantepec about 60 tons of cane are produced to the acre. One ton of cane produces 70 per cent juice. The juice produces 14 per cent refined white sugar, and sugar at 6 cents a pound (conventional) gives some what over five hundred dollars, Mexican silver, per acre, or about \$250.00 gold.

**SUGAR REFINERY.**

The Grifalva Land and Coffee Company, limited, is now concluding arrangements to erect a SUGAR REFINERY on its land with sufficient capacity to grind the cane grown by its investors. In conjunction therewith will be established a still to manufacture Aguardiente, which is made from the residue of the sugar. This is another source of revenue for the investors that should not be overlooked. The establishment of a REFRIGERATING AND

**MARKET.**

Many people are under the impression that the lands we offer for sale under our contract are located an enormous distance from the United States; this is a natural mistake arising from the fact that when we speak of going to a foreign country we at once think of a trip of several days across the Atlantic. The fact of the matter is that our lands are located several hundred miles nearer the Kansas City and Eastern markets than Los Angeles and the Pacific slope orange and fruit lands. This statement can be readily substantiated by referring to maps, showing the location of Frontera, Mexico, and Los Angeles, Cal.

**TERMS.**

We will sell an acre of land for \$300, United States currency, and we will survey and fence the land and build a house for the help. We clear the land of timber and undergrowth, and plant it to either one, two or three of the following named products: Rubber, coffee, chocolate, coconuts, oranges, lemons or vanilla. We will cultivate, prune and attend the orchard so planted for a period of six years. We will pay all taxes of every kind assessed or levied against the land during this period. Also, we will survey, clear, fence, plant, and attend to it in any way incurred during this period of six years. At the end of that time we will turn over to you the land in bearing and in first-class condition, free from all taxes and liens, and we will warrant it to you for a period of ten years longer, but if you wish to run it yourself we will warrant it for a period of ten years longer the products of the orchard we have planted, and pay you the local market prices.

**IRONCLAD GUARANTEE.**

The Grifalva Land and Coffee Company, upon full compliance with the contract of purchase, guarantees to pay to the investor a dividend of not less than 25 per cent on the total amount of the purchase price, and an equivalent amount of stock in the United States Trust Company, of Kansas City, trustee, is authorized, under its agreement with the Grifalva Land and Coffee Company, to retain in its possession not less than 25 per cent of all money paid by the investor for the purpose of warranting the payment of the dividend guaranteed by the Grifalva Land and Coffee Company.

**NO IFS.**

The reader will readily see that this does not mean that he will get a dividend, provided the crops are gathered and sold, and provided that all expenses have been paid, including taxes and interest, and provided that everybody on the line from the president of the company down has had a check at the proper time, and that at the end of six years, when he receives the title to the property, the dividend that he is entitled to will be sufficient to start him out with a capital to take care of his own property. But should he not be satisfied with this, he may, if he wishes, sell his shares to the Grifalva Land and Coffee Company, and receive for them the actual cash local market value. As a further evidence that we do not mean to advance the value of any one, we state further in our agreement with the purchaser, that if he cannot pay the balance of the purchase price within three months in which to pay the same. Furthermore, he can dispose of his interest at any time that he may desire.

**PROTECTION TO INVESTORS.**

Should the Grifalva Land and Coffee Company, Ltd., fail to substantially comply with its agreement with reference to clearing and planting the land within the time specified herein, then the purchaser may, at his election, demand and receive from the company, first, a cancellation and return of all his remaining money, and a title to the land here-in, together with such improvements as may be made, and second, the return of his money and the 25 per cent additional thereon as liquidated damages which he has suffered by virtue of his purchase of the land here-in, and the company shall comply with the remedy so elected, he being relieved from further obligations to said purchaser.

**ANNUAL INSPECTION AT THE COST OF THE COMPANY.**

Article 12 of the agreement of purchase states the following: Once each year the purchaser shall be entitled to the progress of the improvements, select one of their number as their agent to visit the Grifalva Land and Coffee Company, Ltd., and the transportation from Kansas City and return, and the cost of such a visit, shall be borne by the company. This visit shall be made during the month of December or January, and each investor shall be notified by November 1 of each year, notify J. P. and J. H. Knoche, of Kansas City, Mo., and the person whom he wishes to make such visit, the person who is the choice of the greatest number to be selected for such purpose, and notice of such election to be published in the Kansas City Star on November 10th of each year.

**OFFICERS OF THE COMPANY.**

General Richard M. Gano, of Kentucky, president.

Hon. Thomas T. Crittenden, ex-governor of Missouri, vice president.

Hon. P. Levy, vice president, Merchants and Farmers National Bank, Weatherford, Tex., treasurer.

Hon. J. P. Taylor, counselor-at-law, Mexico City, Mex., secretary.

Hon. J. H. Knoche, president, Allen-West Commission Company, St. Louis, chairman of the board.

J. P. Knoche, Kansas City, Mo., secretary advisory committee.

The United States Trust Company, of Kansas City, Mo., trustee.

TRUSTED PAMPHLET, MAILED FREE ON APPLICATION, OR CALL AT OUR OFFICE, 18, MASONIC BUILDING, KANSAS CITY, MO.

**COCOA (CHOCOLATE).**

This is another most valuable crop. The product is in constant demand, and rapidly increasing as the use of tea is decreasing. The world's consumption of cocoa and cacao has increased enormously within the last five years. The land in the tropics, fit for the production of a good quality of cocoa, is very limited, and that which is fit for cocoa culture can be bought only from large syndicates that own or control the land.

Chocolate culture is a safe money-maker. WE HAVE AMONG THE BEST COCOA LANDS TO BE FOUND ANYWHERE IN THE WORLD. A cocoa tree will bear, bearing at the rate of 200 to 300 pounds of cocoa beans to the acre, and will continue to produce for thirty to fifty years continuously, producing from TWO TO EIGHT POUNDS OF COCOA BEANS TO THE TREE. An average yield of TWO POUNDS TO THE TREE, and the present market price of the bean, at 25 cents a pound, would bring \$50.00 GOLD per acre.

**COFFEE.**

DOES IT PAY TO RAISE COFFEE? WE SAY IT DOES. We do not believe the consumption of coffee will be less than it is today. The price of coffee today is 10 cents a pound. It is a very profitable crop, and a very large amount of low grade, coarse flavored, Brazilian coffee that has been imported from the United States, and used in their fight on each other, has been sold at a very low price. Coffee as long as the fight lasted. Although the price of coffee has decreased from 50 to 25 cents a pound, the better grade of coffee has not suffered much. A good grade of Chiapas coffee sells today at 25 to 30 cents a pound on the plantation.

We plant for our investor not less than 500 trees to the acre; each tree yields from 10 to 5 pounds of berries at a MINIMUM. PRICE OF 20 CENTS A POUND, AND AT 10 POUNDS TO THE TREE would bring \$10.00 GOLD PER ACRE. The full bearing life of a coffee tree is from 40 to 50 years.

**VANILLA.**

This is a good paying crop, and will give an extraordinary return for the money invested. Vanilla is a commercial staple that always commands a good price, sometimes as much as \$15.00 a pound. The present price of first grade Mexican vanilla is \$14.00 a pound. Second grade vanilla is \$10.00 a pound. We will plant you 300 vines to the acre, each vine bears two to six pods; 100 average pods weigh about 45 pounds. THE

**CLIMATE.**

THE CLIMATE IS HEALTHFUL; the nights are cool and pleasant. No one need fear taking his family to this country. Never in the history of Mexico have the prospects been BRILLIANTER OR BETTER THAN NOW. In its commercial importance it has outstripped all South and Central American countries in the world. Its bonds are eagerly purchased at par by the moneyed men of this and foreign countries. The government is considered absolutely stable. Within the past ten days a syndicate, composed of Chicago and New York capitalists, made a purchase of land and stock in the state of Nuevo Leon, Mexico, involving an expenditure of over

five million dollars. Several months ago American and English capitalists purchased the sugar cane privilege of the City of Mexico, paying over three million dollars for it. Within the past five months over five million dollars was paid by an English syndicate for a large copper property in Southern Mexico.

American, English and German capital is now building railroads in Mexico that will involve the expenditure of nearly two hundred millions of money. Within the last five years some of the ablest financiers in the world have put millions of money into Mexican agricultural and mining lands; and in spite of these facts, we find men who question the advisability of investing a few hundred dollars in an enterprise HEDGED AGAINST BY EVERY POSSIBLE SAFEGUARD.

We have samples at our office of cocoa (chocolate) bean and coffee, with berries and unhusked, raised on our lands, which we will be pleased to show anyone calling at our office.

**MARKET.**

Many people are under the impression that the lands we offer for sale under our contract are located an enormous distance from the United States; this is a natural mistake arising from the fact that when we speak of going to a foreign country we at once think of a trip of several days across the Atlantic. The fact of the matter is that our lands are located several hundred miles nearer the Kansas City and Eastern markets than Los Angeles and the Pacific slope orange and fruit lands. This statement can be readily substantiated by referring to maps, showing the location of Frontera, Mexico, and Los Angeles, Cal.

**TERMS.**

We will sell an acre of land for \$300, United States currency, and we will survey and fence the land and build a house for the help. We clear the land of timber and undergrowth, and plant it to either one, two or three of the following named products: Rubber, coffee, chocolate, coconuts, oranges, lemons or vanilla. We will cultivate, prune and attend the orchard so planted for a period of six years. We will pay all taxes of every kind assessed or levied against the land during this period. Also, we will survey, clear, fence, plant, and attend to it in any way incurred during this period of six years. At the end of that time we will turn over to you the land in bearing and in first-class condition, free from all taxes and liens, and we will warrant it to you for a period of ten years longer, but if you wish to run it yourself we will warrant it for a period of ten years longer the products of the orchard we have planted, and pay you the local market prices.

**IRONCLAD GUARANTEE.**

The Grifalva Land and Coffee Company, upon full compliance with the contract of purchase, guarantees to pay to the investor a dividend of not less than 25 per cent on the total amount of the purchase price, and an equivalent amount of stock in the United States Trust Company, of Kansas City, trustee, is authorized, under its agreement with the Grifalva Land and Coffee Company, to retain in its possession not less than 25 per cent of all money paid by the investor for the purpose of warranting the payment of the dividend guaranteed by the Grifalva Land and Coffee Company.

**NO IFS.**

The reader will readily see that this does not mean that he will get a dividend, provided the crops are gathered and sold, and provided that all expenses have been paid, including taxes and interest, and provided that everybody on the line from the president of the company down has had a check at the proper time, and that at the end of six years, when he receives the title to the property, the dividend that he is entitled to will be sufficient to start him out with a capital to take care of his own property. But should he not be satisfied with this, he may, if he wishes, sell his shares to the Grifalva Land and Coffee Company, and receive for them the actual cash local market value. As a further evidence that we do not mean to advance the value of any one, we state further in our agreement with the purchaser, that if he cannot pay the balance of the purchase price within three months in which to pay the same. Furthermore, he can dispose of his interest at any time that he may desire.

**PROTECTION TO INVESTORS.**

Should the Grifalva Land and Coffee Company, Ltd., fail to substantially comply with its agreement with reference to clearing and planting the land within the time specified herein, then the purchaser may, at his election, demand and receive from the company, first, a cancellation and return of all his remaining money, and a title to the land here-in, together with such improvements as may be made, and second, the return of his money and the 25 per cent additional thereon as liquidated damages which he has suffered by virtue of his purchase of the land here-in, and the company shall comply with the remedy so elected, he being relieved from further obligations to said purchaser.

**ANNUAL INSPECTION AT THE COST OF THE COMPANY.**

Article 12 of the agreement of purchase states the following: Once each year the purchaser shall be entitled to the progress of the improvements, select one of their number as their agent to visit the Grifalva Land and Coffee Company, Ltd., and the transportation from Kansas City and return, and the cost of such a visit, shall be borne by the company. This visit shall be made during the month of December or January, and each investor shall be notified by November 1 of each year, notify J. P. and J. H. Knoche, of Kansas City, Mo., and the person whom he wishes to make such visit, the person who is the choice of the greatest number to be selected for such purpose, and notice of such election to be published in the Kansas City Star on November 10th of each year.

**OFFICERS OF THE COMPANY.**

General Richard M. Gano, of Kentucky, president.

Hon. Thomas T. Crittenden, ex-governor of Missouri, vice president.

Hon. P. Levy, vice president, Merchants and Farmers National Bank, Weatherford, Tex., treasurer.

Hon. J. P. Taylor, counselor-at-law, Mexico City, Mex., secretary.

Hon. J. H. Knoche, president, Allen-West Commission Company, St. Louis, chairman of the board.

J. P. Knoche, Kansas City, Mo., secretary advisory committee.

The United States Trust Company, of Kansas City, Mo., trustee.

TRUSTED PAMPHLET, MAILED FREE ON APPLICATION, OR CALL AT OUR OFFICE, 18, MASONIC BUILDING, KANSAS CITY, MO.

**COCOA (CHOCOLATE).**

This is another most valuable crop. The product is in constant demand, and rapidly increasing as the use of tea is decreasing. The world's consumption of cocoa and cacao has increased enormously within the last five years. The land in the tropics, fit for the production of a good quality of cocoa, is very limited, and that which is fit for cocoa culture can be bought only from large syndicates that own or control the land.

Chocolate culture is a safe money-maker. WE HAVE AMONG THE BEST COCOA LANDS TO BE FOUND ANYWHERE IN THE WORLD. A cocoa tree will bear, bearing at the rate of 200 to 300 pounds of cocoa beans to the acre, and will continue to produce for thirty to fifty years continuously, producing from TWO TO EIGHT POUNDS OF COCOA BEANS TO THE TREE. An average yield of TWO POUNDS TO THE TREE, and the present market price of the bean, at 25 cents a pound, would bring \$50.00 GOLD per acre.

**COFFEE.**

DOES IT PAY TO RAISE COFFEE? WE SAY IT DOES. We do not believe the consumption of coffee will be less than it is today. The price of coffee today is 10 cents a pound. It is a very profitable crop, and a very large amount of low grade, coarse flavored, Brazilian coffee that has been imported from the United States, and used in their fight on each other, has been sold at a very low price. Coffee as long as the fight lasted. Although the price of coffee has decreased from 50 to 25 cents a pound, the better grade of coffee has not suffered much. A good grade of Chiapas coffee sells today at 25 to 30 cents a pound on the plantation.

We plant for our investor not less than 500 trees to the acre; each tree yields from 10 to 5 pounds of berries at a MINIMUM. PRICE OF 20 CENTS A POUND, AND AT 10 POUNDS TO THE TREE would bring \$10.00 GOLD PER ACRE. The full bearing life of a coffee tree is from 40 to 50 years.

**VANILLA.**

This is a good paying crop, and will give an extraordinary return for the money invested. Vanilla is a commercial staple that always commands a good price, sometimes as much as \$15.00 a pound. The present price of first grade Mexican vanilla is \$14.00 a pound. Second grade vanilla is \$10.00 a pound. We will plant you 300 vines to the acre, each vine bears two to six pods; 100 average pods weigh about 45 pounds. THE

**MARKET PRICE IN KANSAS CITY OF FIRST GRADE MEXICAN VANILLA PODS IS \$14.00 PER POUND. AT THE SAME TIME THE FIELD OF EACH ACRE HAS A VALUE OF \$50.00.**

**ORANGES.**

The Mexican orange is considered by fruit buyers in the United States superior to the best California orange, both in richness and flavor, the only fruit in America equalling it being the Florida russet, of which only a small quantity are grown. The price of Mexican oranges on the Kansas City market ranges from \$1.50 to \$2.50 per box, the price depending on the grade of the fruit and the time of year it is shipped to this market.

In our contract with the purchaser we plant from 500 to 1,000 trees to the acre of bearing life of an orange tree is from twenty-five to fifty years. The trees are very large and prolific bearers; as much as SIX BOXES have been gathered from one tree.

**LEMONS.**

The Mexican lemon has no superior in the markets of the United States. The fruit is of the finest quality, thin skinned and very juicy. In our part of the country the lemon groves are not infested by disease. Rather, coffee, chocolate, coconuts, oranges, lemons or vanilla. We will cultivate, prune and attend the orchard so planted for a period of six years. We will pay all taxes of every kind assessed or levied against the land during this period. Also, we will survey, clear, fence, plant, and attend to it in any way incurred during this period of six years. At the end of that time we will turn over to you the land in bearing and in first-class condition, free from all taxes and liens, and we will warrant it to you for a period of ten years longer, but if you wish to run it yourself we will warrant it for a period of ten years longer the products of the orchard we have planted, and pay you the local market prices.

**SUGAR.**

The cultivation of sugar cane is an important industry in the republic of Mexico. Mr. W. S. Jameson, if the American Engineering Company, makes the following statement: In the State of Morelos, Puebla, Michoacan, Jalisco and Colima the product of cane is about 40 tons of cane to the acre, and on the isthmus of Tehuantepec about 60 tons of cane are produced to the acre. One ton of cane produces 70 per cent juice. The juice produces 14 per cent refined white sugar, and sugar at 6 cents a pound (conventional) gives some what over five hundred dollars, Mexican silver, per acre, or about \$250.00 gold.

**SUGAR REFINERY.**

The Grifalva Land and Coffee Company, limited, is now concluding arrangements to erect a SUGAR REFINERY on its land with sufficient capacity to grind the cane grown by its investors. In conjunction therewith will be established a still to manufacture Aguardiente, which is made from the residue of the sugar. This is another source of revenue for the investors that should not be overlooked. The establishment of a REFRIGERATING AND

**MARKET.**

Many people are under the impression that the lands we offer for sale under our contract are located an enormous distance from the United States; this is a natural mistake arising from the fact that when we speak of going to a foreign country we at once think of a trip of several days across the Atlantic. The fact of the matter is that our lands are located several hundred miles nearer the Kansas City and Eastern markets than Los Angeles and the Pacific slope orange and fruit lands. This statement can be readily substantiated by referring to maps, showing the location of Frontera, Mexico, and Los Angeles, Cal.

**TERMS.**

We will sell an acre of land for \$300, United States currency, and we will survey and fence the land and build a house for the help. We clear the land of timber and undergrowth, and plant it to either one, two or three of the following named products: Rubber, coffee, chocolate, coconuts, oranges, lemons or vanilla. We will cultivate, prune and attend the orchard so planted for a period of six years. We will pay all taxes of every kind assessed or levied against the land during this period. Also, we will survey, clear, fence, plant, and attend to it in any way incurred during this period of six years. At the end of that time we will turn over to you the land in bearing and in first-class condition, free from all taxes and liens, and we will warrant it to you for a period of ten years longer, but if you wish to run it yourself we will warrant it for a period of ten years longer the products of the orchard we have planted, and pay you the local market prices.

**IRONCLAD GUARANTEE.**

The Grifalva Land and Coffee Company, upon full compliance with the contract of purchase, guarantees to pay to the investor a dividend of not less than 25 per cent on the total amount of the purchase price, and an equivalent amount of stock in the United States Trust Company, of Kansas City, trustee, is authorized, under its agreement with the Grifalva Land and Coffee Company, to retain in its possession not less than 25 per cent of all money paid by the investor for the purpose of warranting the payment of the dividend guaranteed by the Grifalva Land and Coffee Company.

**NO IFS.**

The reader will readily see that this does not mean that he will get a dividend, provided the crops are gathered and sold, and provided that all expenses have been paid, including taxes and interest, and provided that everybody on the line from the president of the company down has had a check at the proper time, and that at the end of six years, when he receives the title to the property, the dividend that he is entitled to will be sufficient to start him out with a capital to take care of his own property. But should he not be satisfied with this, he may, if he wishes, sell his shares to the Grifalva Land and Coffee Company, and receive for them the actual cash local market value. As a further evidence that we do not mean to advance the value of any one, we state further in our agreement with the purchaser, that if he cannot pay the balance of the purchase price within three months in which to pay the same. Furthermore, he can dispose of his interest at any time that he may desire.

**PROTECTION TO INVESTORS.**

Should the Grifalva Land and Coffee Company, Ltd., fail to substantially comply with its agreement with reference to clearing and planting the land within the time specified herein, then the purchaser may, at his election, demand and receive from the company, first, a cancellation and return of all his remaining money, and a title to the land here-in, together with such improvements as may be made, and second, the return of his money and the 25 per cent additional thereon as liquidated damages which he has suffered by virtue of his purchase of the land here-in, and the company shall comply with the remedy so elected, he being relieved from further obligations to said purchaser.

**ANNUAL INSPECTION AT THE COST OF THE COMPANY.**

Article 12 of the agreement of purchase states the following: Once each year the purchaser shall be entitled to the progress of the improvements, select one of their number as their agent to visit the Grifalva Land and Coffee Company, Ltd., and the transportation from Kansas City and return, and the cost of such a visit, shall be borne by the company. This visit shall be made during the month of December or January, and each investor shall be notified by November 1 of each year, notify J. P. and J. H. Knoche, of Kansas City, Mo., and the person whom he wishes to make such visit, the person who is the choice of the greatest number to be selected for such purpose, and notice of such election to be published in the Kansas City Star on November 10th of each year.

**OFFICERS OF THE COMPANY.**

General Richard M. Gano, of Kentucky, president.

Hon. Thomas T. Crittenden, ex-governor of Missouri, vice president.

Hon. P. Levy, vice president, Merchants and Farmers National Bank, Weatherford, Tex., treasurer.

Hon. J. P. Taylor, counselor-at-law, Mexico City, Mex., secretary.

Hon. J. H. Knoche, president, Allen-West Commission Company, St. Louis, chairman of the board.

J. P. Knoche, Kansas City, Mo., secretary advisory committee.

The United States Trust Company, of Kansas City, Mo., trustee.

TRUSTED PAMPHLET, MAILED FREE ON APPLICATION, OR CALL AT OUR OFFICE, 18, MASONIC BUILDING, KANSAS CITY, MO.

**COCOA (CHOCOLATE).**

This is another most valuable crop. The product is in constant demand, and rapidly increasing as the use of tea is decreasing. The world's consumption of cocoa and cacao has increased enormously within the last five years. The land in the tropics, fit for the production of a good quality of cocoa, is very limited, and that which is fit for cocoa culture can be bought only from large syndicates that own or control the land.

Chocolate culture is a safe money-maker. WE HAVE AMONG THE BEST COCOA LANDS TO BE FOUND ANYWHERE IN THE WORLD. A cocoa tree will bear, bearing at the rate of 200 to 300 pounds of cocoa beans to the acre, and will continue to produce for thirty to fifty years continuously, producing from TWO TO EIGHT POUNDS OF COCOA BEANS TO THE TREE. An average yield of TWO POUNDS TO THE TREE, and the present market price of the bean, at 25 cents a pound, would bring \$50.00 GOLD per acre.

**COFFEE.**

DOES IT PAY TO RAISE COFFEE? WE SAY IT DOES. We do not believe the consumption of coffee will be less than it is today. The price of coffee today is 10 cents a pound. It is a very profitable crop, and a very large amount of low grade, coarse flavored, Brazilian coffee that has been imported from the United States, and used in their fight on each other, has been sold at a very low price. Coffee as long as the fight lasted. Although the price of coffee has decreased from 50 to 25 cents a pound, the better grade of coffee has not suffered much. A good grade of Chiapas coffee sells today at 25 to 30 cents a pound on the plantation.

We plant for our investor not less than 500 trees to the acre; each tree yields from 10 to 5 pounds of berries at a MINIMUM. PRICE OF 20 CENTS A POUND, AND AT 10 POUNDS TO THE TREE would bring \$10.00 GOLD PER ACRE. The full bearing life of a coffee tree is from 40 to 50 years.

**VANILLA.**

This is a good paying crop, and will give an extraordinary return for the money invested. Vanilla is a commercial staple that always commands a good price, sometimes as much as \$15.00 a pound. The present price of first grade Mexican vanilla is \$14.00 a pound. Second grade vanilla is \$10.00 a pound. We will plant you 300 vines to the acre, each vine bears two to six pods; 100 average pods weigh about 45 pounds. THE

**CLIMATE.**

THE CLIMATE IS HEALTHFUL; the nights are cool and pleasant. No one need fear taking his family to this country. Never in the history of Mexico have the prospects been BRILLIANTER OR BETTER THAN NOW. In its commercial importance it has outstripped all South and Central American countries in the world. Its bonds are eagerly purchased at par by the moneyed men of this and foreign countries. The government is considered absolutely stable. Within the past ten days a syndicate, composed of Chicago and New York capitalists, made a purchase of land and stock in the state of Nuevo Leon, Mexico, involving an expenditure of over

five million dollars. Several months ago American and English capitalists purchased the sugar cane privilege of the City of Mexico, paying over three million dollars for it. Within the past five months over five million dollars was paid by an English syndicate for a large copper property in Southern Mexico.

American, English and German capital is now building railroads in Mexico that will involve the expenditure of nearly two hundred millions of money. Within the last five years some of the ablest financiers in the world have put millions of money into Mexican agricultural and mining lands; and in spite of these facts, we find men who question the advisability of investing a few hundred dollars in an enterprise HEDGED AGAINST BY EVERY POSSIBLE SAFEGUARD.

We have samples at our office of cocoa (chocolate) bean and coffee, with berries and unhusked, raised on our lands, which we will be pleased to show anyone calling at our office.

**MARKET.**

Many people are under the impression that the lands we offer for sale under our contract are located an enormous distance from the United States; this is a natural mistake arising from the fact that when we speak of going to a foreign country we at once think of a trip of several days across the Atlantic. The fact of the matter is that our lands are located several hundred miles nearer the Kansas City and Eastern markets than Los Angeles and the Pacific slope orange and fruit lands. This statement can be readily substantiated by referring to maps, showing the location of Frontera, Mexico, and Los Angeles, Cal.

**TERMS.**

We will sell an acre of land for \$300, United States currency, and we will survey and fence the land and build a house for the help. We clear the land of timber and undergrowth, and plant it to either one, two or three of the following named products: Rubber, coffee, chocolate, coconuts, oranges, lemons or vanilla. We will cultivate, prune and attend the orchard so planted for a period of six years. We will pay all taxes of every kind assessed or levied against the land during this period. Also, we will survey, clear, fence, plant, and attend to it in any way incurred during this period of six years. At the end of that time we will turn over to you the land in bearing and in first-class condition, free from all taxes and liens, and we will warrant it to you for a period of ten years longer, but if you wish to run it yourself we will warrant it for a period of ten years longer the products of the orchard we have planted, and pay you the local market prices.

**IRONCLAD GUARANTEE.**

The Grifalva Land and Coffee Company, upon full compliance with the contract of purchase, guarantees to pay to the investor a dividend of not less than 25 per cent on the total amount of the purchase price, and an equivalent amount of stock in the United States Trust Company, of Kansas City, trustee, is authorized, under its agreement with the Grifalva Land and Coffee Company, to retain in its possession not less than 25 per cent of all money paid by the investor for the purpose of warranting the payment of the dividend guaranteed by the Grifalva Land and Coffee Company.

**NO IFS.**

The reader will readily see that this does not mean that he will get a dividend, provided the crops are gathered and sold, and provided that all expenses have been paid, including taxes and interest, and provided that everybody on the line from the president of the company down has had a check at the proper time, and that at the end of six years, when he receives the title to the property, the dividend that he is entitled to will be sufficient to start him out with a capital to take care of his own property. But should he not be satisfied with this, he may, if he wishes, sell his shares to the Grifalva Land and Coffee Company, and receive for them the actual cash local market value. As a further evidence that we do not mean to advance the value of any one, we state further in our agreement with the purchaser, that if he cannot pay the balance of the purchase price within three months in which to pay the same. Furthermore, he can dispose of his interest at any time that he may desire.

**PROTECTION TO INVESTORS.**

Should the Grifalva Land and Coffee Company, Ltd., fail to substantially comply with its agreement with reference to clearing and planting the land within the time specified herein, then the purchaser may, at his election, demand and receive from the company, first, a cancellation and return of all his remaining money, and a title to the land here-in, together with such improvements as may be made, and second, the return of his money and the 25 per cent additional thereon as liquidated damages which he has suffered by virtue of his purchase of the land here-in, and the company shall comply with the remedy so elected, he being relieved from further obligations to said purchaser.

**ANNUAL INSPECTION AT THE COST OF THE COMPANY.**

Article 12 of the agreement of purchase states the following: Once each year the purchaser shall be entitled to the progress of the improvements, select one of their number as their agent to visit the Grifalva Land and Coffee Company, Ltd., and the transportation from Kansas City and return, and the cost of such a visit, shall be borne by the company. This visit shall be made during the month of December or January, and each investor shall be notified by November 1 of each year, notify J. P. and J. H. Knoche, of Kansas City, Mo., and the person whom he wishes to make such visit, the person who is the choice of the greatest number to be selected for such purpose, and notice of such election to be published in the Kansas City Star on November 10th of each year.

**OFFICERS OF THE COMPANY.**

General Richard M. Gano, of Kentucky, president.

Hon. Thomas T. Crittenden, ex-governor of Missouri, vice president.

Hon. P. Levy, vice president, Merchants and Farmers National Bank, Weatherford, Tex., treasurer.

Hon. J. P. Taylor, counselor-at-law, Mexico City, Mex., secretary.

Hon. J. H. Knoche, president, Allen-West Commission Company, St. Louis, chairman of the board.

J. P. Knoche, Kansas City, Mo., secretary advisory committee.

The United States Trust Company, of Kansas City, Mo., trustee.